

ISSUE 04

FARMS IN BC
REAL ESTATE GROUP

2025

SOLD REPORT

FRASER VALLEY &
GREATER VANCOUVER

JANUARY - 2026

WWW.FARMSINBC.COM

EXECUTIVE SUMMARY

The 2025 agricultural land market was defined by elevated interest rates, tighter financing conditions, and ongoing global uncertainty, resulting in a broad market correction across the Fraser Valley and Greater Vancouver Region. Transaction volumes declined by approximately 30%–40% year-over-year, while prices adjusted downward by 10%–20%. Inventory levels increased across all markets, contributing to longer selling periods and greater pricing discipline.

As pricing softened, buyer activity shifted toward larger properties, with farms over 30 acres accounting for a greater share of sales. Mid-sized properties between 4–20 acres experienced the most significant price compression. Financing constraints remained the primary challenge for buyers, while sellers faced the difficulty of staying ahead of a rapidly declining market.

Since 2014, Farms in BC has provided reliable SOLD data to property owners, buyers, and industry professionals. This report presents a year-over-year, city-by-city analysis of farms sold, dollar volume, acres transacted, and average price per acre, with grouped acreage categories to highlight valuation trends.

Looking ahead to 2026, sales activity is expected to remain stable and largely in line with 2025 levels. Inventory is projected to continue increasing, and pricing may soften modestly by an additional 5%. Buyer demand is anticipated to be driven primarily by end users rather than investors. For sellers, accurate pricing will be critical to achieving successful outcomes in a more competitive and value-driven market.

Kind Regards,



Nav Sekhon
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ABBOTSFORD

	Year	Total Farms Sold	Total Dollars in Sales	Total Acres Sold	Average Price Per Acre
0 to 5 Acres	2024	25	\$52,950,000.00	76.44	\$692,700.16
	2025	20	\$40,309,000.00	67.62	\$596,111.00
	% Difference	-20.0%	-23.9%	-11.5%	-13.9%
5 to 10 Acres	2024	15	\$45,425,500.00	115.6	\$392,954.15
	2025	12	\$23,994,222.00	88.72	\$270,449.00
	% Difference	-20.0%	-47.2%	-23.3%	-31.2%
10 to 20 Acres	2024	8	\$24,655,100.00	125.4	\$196,611.64
	2025	8	\$22,897,700.00	126.33	\$181,253.00
	% Difference	0.0%	-7.1%	0.7%	-7.8%
20 to 30 Acres	2024	6	\$19,430,000.00	146.7	\$132,447.17
	2025	4	\$15,940,000.00	104.88	\$151,983.00
	% Difference	-33.3%	-18.0%	-28.5%	14.7%
30+	2024	4	\$18,200,000.00	196.9	\$92,432.71
	2025	7	\$32,990,000.00	485.08	\$68,009.00
	% Difference	75.0%	81.3%	146.4%	-26.4%
TOTAL ALL ACRES	2024	58	\$160,660,600.00	661.04	\$243,042.18
	2025	51	\$136,130,922.00	873	\$156,000.74
	% Difference	-12.1%	-15.3%	32.0%	-35.8%

CHILLIWACK

	Year	Total Farms Sold	Total Dollars in Sales	Total Acres Sold	Average Price Per Acre
0 to 5 Acres	2024	36	\$58,794,900.00	83.70	\$702,448.03
	2025	29	\$49,738,500.00	73.93	\$672,778.30
	% Difference	-19.4%	-15.4%	-11.7%	-4.2%
5 to 10 Acres	2024	13	\$22,280,000.00	88.2	\$252,607.71
	2025	7	\$16,665,000.00	49.2	\$338,719.51
	% Difference	-46.2%	-25.2%	-44.2%	34.1%
10 to 20 Acres	2024	3	\$7,275,000.00	44.3	\$164,221.22
	2025	2	\$5,500,000.00	23.7	\$232,067.51
	% Difference	-33.3%	-24.4%	-46.5%	41.3%
20 to 30 Acres	2024	1	\$3,230,000.00	23	\$140,434.78
	2025	2	\$3,950,000.00	46.73	\$84,528.14
	% Difference	100.0%	22.3%	103.2%	-39.8%
30+	2024	0	0	0	\$-
	2025	1	\$1,700,000	34.77	\$48,892.72
	% Difference	N/A (No 2024 Sales)			
TOTAL ALL ACRES	2024	53	\$91,579,900.00	239.20	\$382,859.11
	2025	41	\$77,553,500.00	228.33	\$339,655.32
	% Difference	-22.6%	-15.3%	-4.5%	-11.3%

DELTA

	Year	Total Farms Sold	Total Dollars in Sales	Total Acres Sold	Average Price Per Acre
0 to 5 Acres	2024	4	\$10,178,000.00	6.79	\$1,498,969.07
	2025	3	\$5,960,000.00	10.12	\$588,932.81
	% Difference	-25.0%	-41.4%	49.0%	-60.7%
5 to 10 Acres	2024	1	\$3,600,000.00	5.02	\$717,131.47
	2025	0	0	0	N/A
	% Difference	-100.0%	-100.0%	-100.0%	N/A (No 2025 Sales)
10 to 20 Acres	2024	1	\$4,800,000.00	10.85	\$442,396.31
	2025	0	0	0	N/A
	% Difference	-100.0%	-100.0%	-100.0%	N/A (No 2025 Sales)
20 to 30 Acres	2024	1	\$3,650,000.00	25.75	\$141,747.57
	2025	0	0	0	N/A
	% Difference	-100.0%	-100.0%	-100.0%	N/A (No 2025 Sales)
30+	2024	1	\$18,180,000.00	122.4	\$148,529.41
	2025	1	\$9,580,000.00	57.32	\$167,131.89
	% Difference	0.0%	-47.3%	-53.2%	12.5%
TOTAL ALL ACRES	2024	8	\$40,408,000.00	170.81	\$236,566.95
	2025	4	\$15,540,000.00	67.44	\$230,427.05
	% Difference	-50.0%	-61.5%	-60.5%	-2.6%

LANGLEY

	Year	Total Farms Sold	Total Dollars in Sales	Total Acres Sold	Average Price Per Acre
0 to 5 Acres	2024	78	\$198,219,950.00	304.16	\$651,696.31
	2025	52	\$140,552,335.00	208.51	\$674,079.59
	% Difference	-33.3%	-29.1%	-31.4%	3.4%
5 to 10 Acres	2024	18	\$53,633,400.00	125.72	\$426,609.93
	2025	9	\$26,925,000.00	65.28	\$412,454.04
	% Difference	-50.0%	-49.8%	-48.1%	-3.3%
10 to 20 Acres	2024	12	\$49,432,000.00	145.42	\$339,925.73
	2025	14	\$53,457,000.00	212.19	\$251,929.87
	% Difference	16.7%	8.1%	45.9%	-25.9%
20 to 30 Acres	2024	2	\$7,288,000.00	55.25	\$131,909.50
	2025	3	\$11,588,000.00	73.13	\$158,457.54
	% Difference	50.0%	59.0%	32.4%	20.1%
30+	2024	2	\$10,620,000.00	73.5	\$144,489.80
	2025	11	\$75,308,000.00	576.79	\$130,563.98
	% Difference	450.0%	609.1%	684.7%	-9.6%
TOTAL ALL ACRES	2024	112	\$319,193,350.00	704.05	\$453,367.45
	2025	89	\$307,830,335.00	1135.90	\$271,001.26
	% Difference	-20.5%	-3.6%	61.3%	-40.2%

MAPLE RIDGE

	Year	Total Farms Sold	Total Dollars in Sales	Total Acres Sold	Average Price Per Acre
0 to 5 Acres	2024	29	\$49,233,000.00	84.35	\$583,675.16
	2025	15	\$23,982,300.00	45.32	\$529,176.96
	% Difference	-48.3%	-51.3%	-46%	-9.3%
5 to 10 Acres	2024	14	\$25,184,800.00	100.65	\$250,221.56
	2025	7	\$13,481,000.00	53.38	\$252,547.77
	% Difference	-50.0%	-46.5%	-47%	0.9%
10 to 20 Acres	2024	4	\$10,890,000.00	58.26	\$186,920.70
	2025	1	\$2,750,000.00	10.33	\$266,214.91
	% Difference	-75.0%	-74.7%	-82%	42.4%
20 to 30 Acres	2024	0	\$-	0.00	N/A
	2025	0	\$-	0.00	N/A
	% Difference	N/A (No Sales)	N/A (No Sales)	N/A (No Sales)	N/A (No Sales)
30+	2024	1	\$7,000,000	53.27	\$131,406.04
	2025	0	0	0.00	0
	% Difference	N/A (No 2025 Sales)			
TOTAL ALL ACRES	2024	48	\$92,307,800.00	296.53	\$311,293.29
	2025	23	\$40,213,300.00	109.03	\$368,827.85
	% Difference	-52.1%	-56.4%	-63%	18.5%

MISSION

	Year	Total Farms Sold	Total Dollars in Sales	Total Acres Sold	Average Price Per Acre
0 to 5 Acres	2024	63	\$95,855,838.00	181.00	\$529,590.27
	2025	30	\$41,634,000.00	97.72	\$426,054.03
	% Difference	-52.4%	-56.6%	-46.01%	-19.6%
5 to 10 Acres	2024	23	\$38,985,000.00	158.76	\$245,559.33
	2025	12	\$15,956,000.00	90.63	\$176,056.49
	% Difference	-47.8%	-59.1%	-42.91%	-28.3%
10 to 20 Acres	2024	2	\$2,395,000.00	25.10	\$95,418.33
	2025	5	\$6,740,000.00	95.02	\$70,932.44
	% Difference	150.0%	181.4%	278.57%	-25.7%
20 to 30 Acres	2024	2	\$3,202,500.00	48.70	\$65,760
	2025	0	\$-	0.00	N/A
	% Difference	N/A (No 2025 Sales)			
30+	2024	1	\$3,000,000.00	52.90	\$56,710.78
	2025	1	\$325,000.00	40.00	\$8,125.00
	% Difference	0.0%	-89.2%	-24.39%	-85.7%
TOTAL ALL ACRES	2024	91	\$143,438,338.00	466.46	\$307,504.05
	2025	48	\$64,655,000.00	323.37	\$199,941.24
	% Difference	-47.3%	-54.9%	-30.68%	-35.0%

PITT MEADOWS

	Year	Total Farms Sold	Total Dollars in Sales	Total Acres Sold	Average Price Per Acre
0 to 5 Acres	2024	1	\$1,975,000.00	1.26	\$1,567,460.32
	2025	7	\$13,311,500.00	25.70	\$517,957.20
	% Difference	600.0%	574.0%	1939.7%	-67.0%
5 to 10 Acres	2024	1	\$2,522,500.00	10	\$252,250.00
	2025	1	\$2,200,000.00	6.6	\$333,333.33
	% Difference	0.0%	-12.8%	-34.0%	32.1%
10 to 20 Acres	2024	2	\$5,630,000.00	28.8	\$195,486.11
	2025	0	\$-	0	N/A
	% Difference	N/A (No 2025 Sales)			
20 to 30 Acres	2024	0	0	0	N/A
	2025	0	\$-	0	N/A
	% Difference	N/A (No 2025 Sales)			
30+	2024	0	0	0	N/A
	2025	0	\$-	0	N/A
	% Difference	N/A (No 2025 Sales)			
TOTAL ALL ACRES	2024	4	\$10,127,500.00	40.06	\$252,808.29
	2025	8	\$15,511,500.00	32.30	\$480,232.19
	% Difference	100.0%	53.2%	-19.4%	90.0%

RICHMOND

	Year	Total Farms Sold	Total Dollars in Sales	Total Acres Sold	Average Price Per Acre
0 to 5 Acres	2024	11	\$29,083,151.00	31.40	\$926,215.00
	2025	3	\$9,542,500.00	7.20	\$1,325,347.22
	% Difference	-72.7%	-67.2%	-77%	43.1%
5 to 10 Acres	2024	1	\$3,370,000.00	8.12	\$415,024.63
	2025	1	\$3,950,000.00	5.05	\$782,178.22
	% Difference	0.0%	17.2%	-38%	88.5%
10 to 20 Acres	2024	1	\$8,000,000.00	18.60	\$430,107.53
	2025	0	0	0.00	N/A
	% Difference	N/A (No 2025 Sales)			
20 to 30 Acres	2024	0	0	0.00	N/A
	2025	0	0	0.00	N/A
	% Difference	N/A (No Sales)	N/A (No Sales)	N/A (No Sales)	N/A (No Sales)
30+	2024	0	0	0.00	N/A
	2025	0	0	0.00	N/A
	% Difference	N/A (No Sales)	N/A (No Sales)	N/A (No Sales)	N/A (No Sales)
TOTAL ALL ACRES	2024	13	\$40,453,151.00	58.12	\$696,028.06
	2025	4	\$13,492,500.00	12.25	\$1,101,428.57
	% Difference	-69.2%	-66.6%	-79%	58.2%

SURREY

	Year	Total Farms Sold	Total Dollars in Sales	Total Acres Sold	Average Price Per Acre
0 to 5 Acres	2024	15	\$44,492,777.00	59.20	\$751,567.18
	2025	3	\$5,220,000.00	15.00	\$348,000.00
	% Difference	-80.0%	-88.3%	-74.7%	-53.7%
5 to 10 Acres	2024	4	\$16,805,000.00	26.6	\$631,766.92
	2025	6	\$18,050,000.00	40.65	\$444,034.44
	% Difference	50.0%	7.4%	52.8%	-29.7%
10 to 20 Acres	2024	3	\$13,265,000.00	46.13	\$287,556.90
	2025	2	\$4,425,000.00	24.73	\$178,932.47
	% Difference	-33.3%	-66.6%	-46.4%	-37.8%
20 to 30 Acres	2024	1	\$3,850,000.00	24.34	\$158,175.84
	2025	3	\$13,460,000.00	80.86	\$166,460.55
	% Difference	200.0%	249.6%	232.2%	5.2%
30+	2024	4	\$30,320,000.00	235.07	\$128,982.86
	2025	1	\$15,000,000.00	110	\$136,363.64
	% Difference	-75.0%	-50.5%	-53.2%	5.7%
TOTAL ALL ACRES	2024	27	\$108,732,777.00	391.34	\$277,847.34
	2025	15	\$56,155,000.00	271.24	\$207,030.67
	% Difference	-44.4%	-48.4%	-30.7%	-25.5%

RECENTLY SOLD PROPERTIES



\$ 900,000

29578 Fraser Highway, Abbotsford
1.25 Acres
Land Only



\$2,685,000

19675 16 Avenue, Langley
2.40 Acres
House & Buildings



\$ 2,297,000

44048 South Sumas Road, Chilliwack
3.87 Acres
House & Acreage



\$ 3,949,000

10794 Reeves Road, Chilliwack
4.12 Acres
House & Acreage



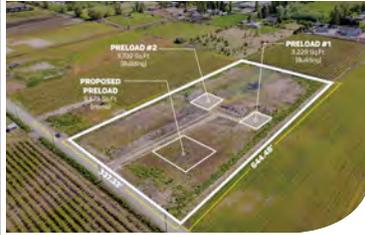
\$2,595,000

1635 236 Street, Langley
4.75 Acres
2 Houses & Truck Route



\$ 3,300,000

6099 228 Street, Langley
4.89 Acres
2 Houses & Buildings



\$2,950,000

16484 52 Avenue, Surrey
4.98 Acres
Preloaded



\$2,995,000

21660 76B Avenue, Langley
4.90 Acres
2 Houses & Acreage



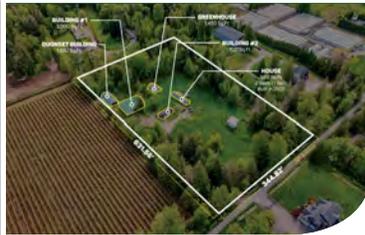
\$3,195,000

21926 61 Avenue, Langley
5 Acres
Houses & Equestrian Facility



\$2,450,000

3185 240 Street, Langley
5 Acres
2 Houses & Acreage



\$2,450,000

25892 38 Avenue, Langley
5 Acres
2 Large Buildings & Acreage



\$ 1,999,000

49588 Prairie Central Road, Chilliwack
5 Acres
House & Acreage



\$2,200,000

5429 160 Street, Surrey
5 Acres
Land Only



\$3,495,000

3885 152 Street, Surrey
5.21 Acres
House, Buildings & Blueberry Farm



\$2,995,000

25162 40 Avenue, Langley
5.65 Acres
2 Houses & Equestrian Facility



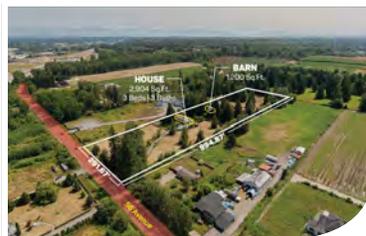
\$2,375,000

16711 Colebrook Road, Surrey
5.78 Acres
Blueberry Farm



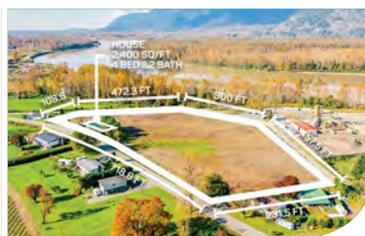
\$ 1,495,000

46109 Brinx Road, Chilliwack
6.16 Acres
House and Buildings



\$ 2,325,000

25940 56 Avenue, Langley
6.43 Acres
House & Acreage



\$ 1,200,000

10715 Tower Road, Chilliwack
7.04 Acres
House & Acreage



\$2,598,000

17985 40 Avenue, Surrey
9.01 Acres
House & Acreage

RECENTLY SOLD PROPERTIES



\$ 3,500,000

21181 36 Avenue, Langley
9.49 Acres
Land Only



\$3,369,000

2205 224 Street, Langley
9.60 Acres
House & Acreage



\$4,185,000

2870 208 Street, Langley
9.67 Acres
2 Houses & 6 Buildings



2,950,000

1848 256 Street, Langley
9.90 Acres
House & Acreage



\$3,500,000

4370 224 Street, Langley
10.48 Acres
House & 3 Buildings



\$3,450,000

4281 176 Street, Surrey
11.22 Acres
Land Only



\$ 3,595,000

21896 40 Avenue, Langley
11.66 Acres
2 Houses & Meat Processing Facility



\$ 4,485,000

30668 Brookside Avenue, Abbotsford
12.10 Acres
Estate & Blueberry Farm



\$ 3,775,000

43026 South Sumas Road, Chilliwack
12.75 Acres
Estate & Equestrian Facility



\$2,550,000

1981 248 Street, Langley
17.49 Acres
2 Houses & Buildings



\$ 5,997,000

32550 Huntingdon Road, Abbotsford
19.70 Acres
Blueberry Farm



\$5,250,000

3386 176 Street, Surrey
19.74 Acres
2 Houses & Blueberry Farm



\$6,250,000

4490 152 Street, Surrey
23.82 Acres
Estate Home & Acreage



\$5,500,000

5948 156 Street, Surrey
28.42 Acres
2 Houses & 3 Buildings



\$2,650,000

17280 88 Avenue, Surrey
28.62 Acres
Land Only



\$4,528,000

1975 232 Street, Langley
40 Acres
2 Houses & Blueberry Farm



\$ 3,450,000

24595 64 Avenue, Langley
40 Acres
Estate & Nursery



\$8,375,000

15632 64 Avenue, Surrey
67.02 Acres
Land Only



\$15,500,000

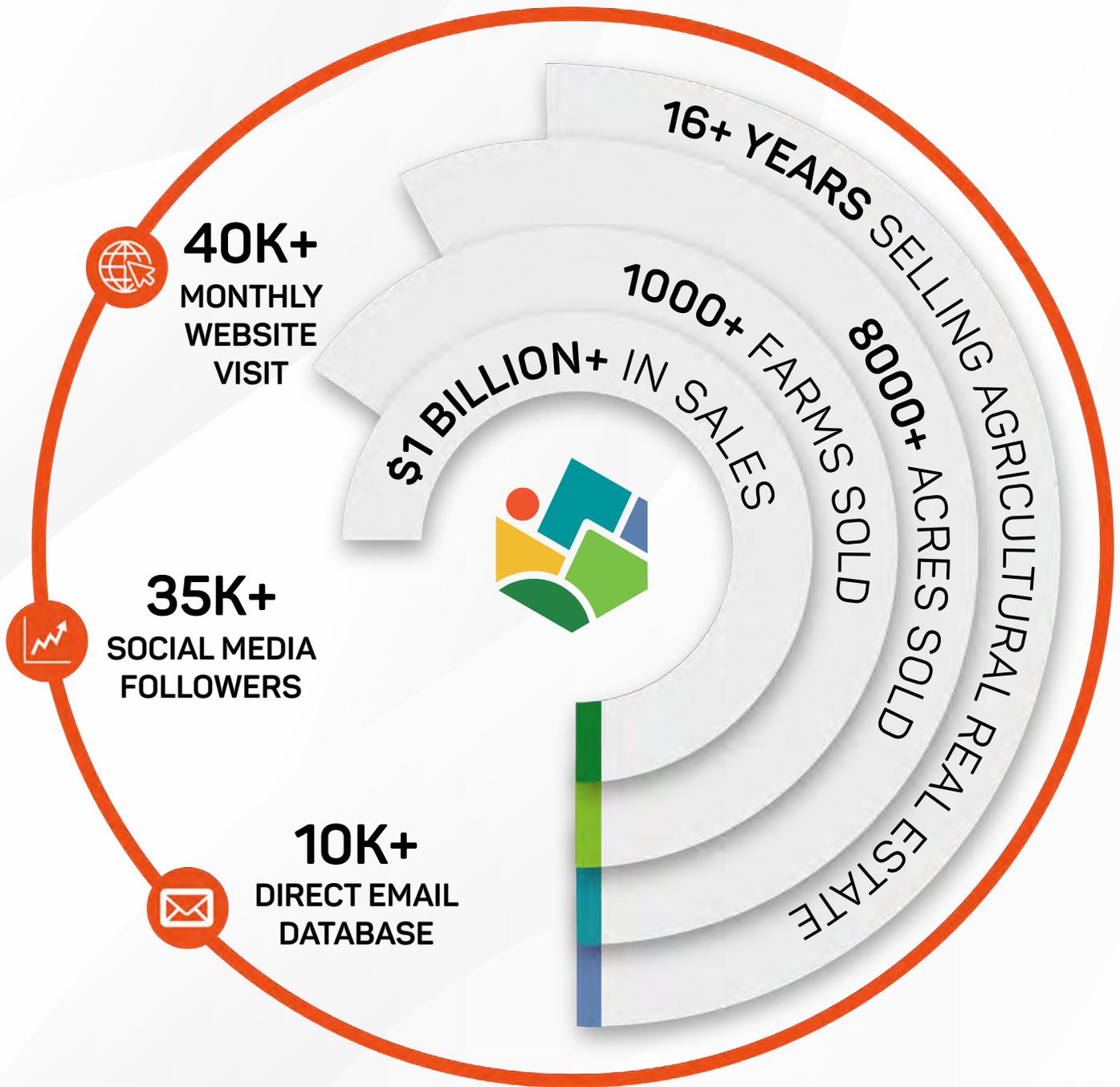
4586 176 Street, Surrey
110 Acres
Food Processing Facility



\$17,700,000

5151 96 Street, Delta
122.36 Acres
2 Houses & 4 Buildings

OUTREACH & RESOURCES



Follow our Social Media Channels:
[@farmsinbc](#)

OUR TEAM

The Farms in BC Real Estate Group consists of a team of specialized realtors and support staff that are 100% dedicated to assisting clients in buying or selling farms and acreages. Our team dynamic is unique in that each member of the team has a specific role and territory that they take lead on, however we all represent every single client together.

This ensures that our clients always have access to an agent no matter what the situation and that they are getting multiple perspectives on every decision. This approach has allowed us to become the #1 Farm Selling Team in BC.



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Office Manager
 Megan Waters

Marketing Director
 Sheila Desamito

CLIENT REVIEWS



"Nav and his team did an outstanding job and probably the best real estate team we have ever used. They are very thorough and professional. They pay attention to close details, even things that we did not think of, would highly recommend them."

PHIL DECLERCK



"Nav and Varun are very knowledgeable about the market here in the Lower Mainland and provided my family with great service while we were selling our property and purchasing a new home. I would not hesitate to recommend them if you are selling or purposing a property."

TEJBIR SINGH



"Great experience working with Jay & Nav for the sale of our property as well as the purchase of our future property. They were able to sell our property at a higher price point as compared to the price point competing Realtors wanted to List for. Absolute pleasure to work with."

RAJ DHALIAWL



"Amazing experience working with Nav. Professional, honest, driven, and knowledgeable about agricultural land. His positive attitude and open mind won us over and we're happy that we hired him to sell our property. Advertising was very well done and he would always keep us up to date about everything happening and we appreciated the straightforward responses from him. Would highly recommend!"

STEVIECURRY93



"Farms in BC team is the most professional agricultural real estate group! They are honest, fast and motivated to assist you in any deal, AT ALL TIMES! No matter where your interests are across the Fraser Valley. These are the kind of agents you want by your side!"

MAURO LORDANI



"Best in the business! Outstanding service and knowledge you can trust. They know everything when it comes to buying and selling farms in BC."

RAJ SANDHU

CONTACT US:

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 **FARMS IN BC**
REAL ESTATE GROUP
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